



TO LET

Ground Floor, 2 Bell Lane
Lewes, East Sussex, BN7 1JU



Key Features

- Step-free access and DDA compliant facilities
- Panasonic heating & cooling system
- Open plan office with two meeting rooms
- With adjoining boardroom
- Kitchenette within the suite
- Allocated parking and visitor spaces
- Within approximately 10 minutes' walk of Lewes Station
- Easy access to the A27 arterial road
- New lease available on flexible and fully inclusive terms
- Guide rent £30,000 - £37,000 per annum all inclusive



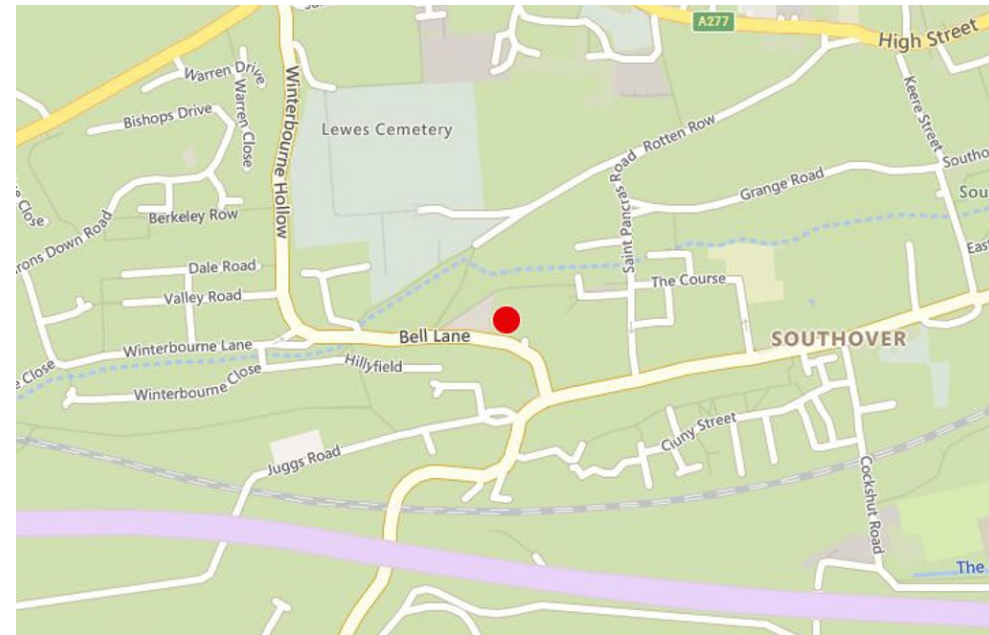


Location & Situation

The property is situated on Bell Lane, in a prominent position on the outskirts of Lewes town centre. The High Street is within easy reach and provides a wide range of shops, cafés, restaurants and local services including Waitrose, Tesco Superstore, Bill's, Costa Coffee and a variety of independent retailers.

The A27 lies approximately 1 mile to the west, providing direct access to Brighton, Eastbourne and the wider national road network.

Lewes railway station is located approximately 0.7 miles to the north-west, providing regular services to Brighton, London Victoria and London Bridge.





Description & Accommodation

The property comprises a self-contained office suite within a modern purpose built office building, providing well-presented and highly accessible accommodation suitable for a range of office and professional uses.

The suite is arranged to provide predominantly open plan office space together with two private offices / meeting rooms and ancillary accommodation, and benefits from excellent natural light throughout. The premises are fitted to a good standard and include suspended ceilings with inset lighting, carpeted flooring, floor mounted power and data points, gas fired central heating, and a Panasonic heating and cooling system providing year-round comfort.

The building has been designed with accessibility in mind, offering step-free access from the car park and entrance lobby together with accessible WC facilities, making the accommodation suitable for a wide range of occupiers. The suite also benefits from kitchenette facilities and intercom door entry.

Externally, the property has the benefit of allocated parking together with additional visitor parking. Overall, the premises provide modern, comfortable and inclusive office accommodation ready for immediate occupation.

The accommodation has the following approximate Net Internal Area (NIA):

Area	Sq Ft	Sq M
Ground Floor, Suite A	1,173	108.97
Ground Floor, Suite B	263	24.43
Total	1,436	133.4





Rateable Value

The rental will be inclusive of business rates.

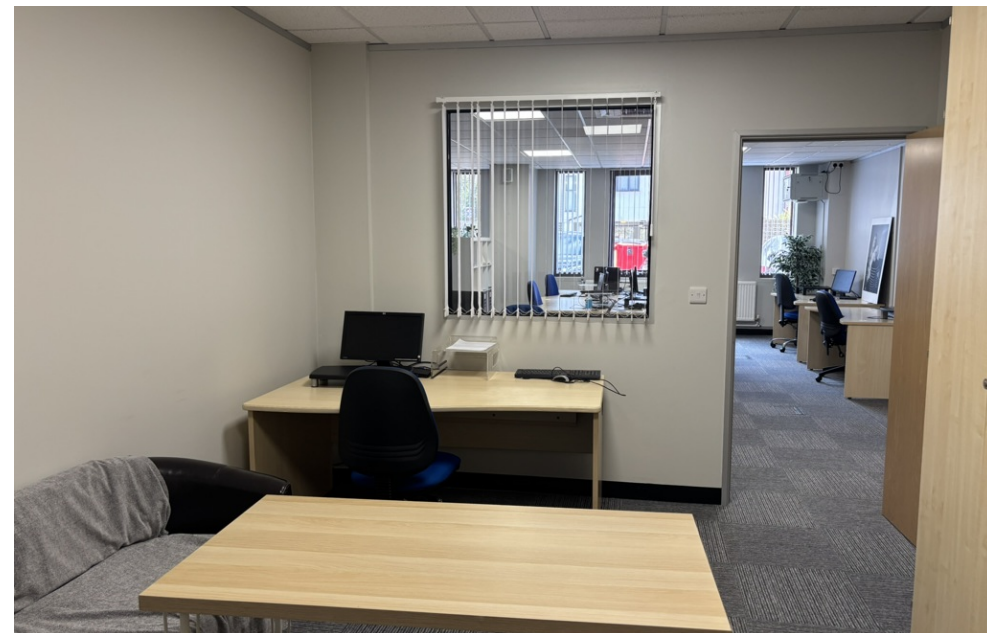
EPC

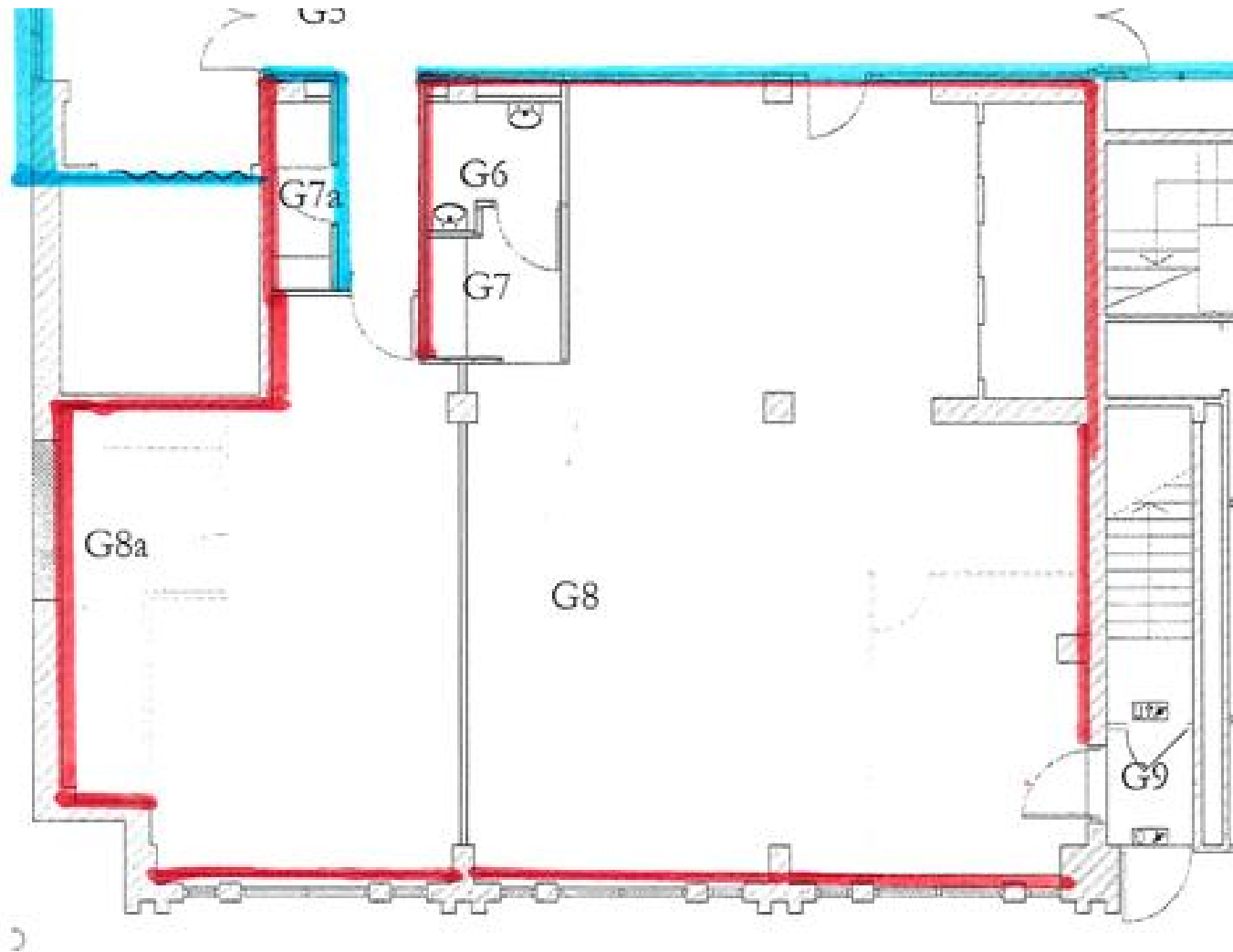
We understand the property has an EPC rating of D (82) (expiry date - 29/09/2025).

Planning

A new Use Classes Order (UCO) came into effect on 1st September 2020. Under the new UCO a new Use Class E was introduced to cover commercial, business and service uses. Use Class E encompasses A1, A2, A3, B1 and some D1 and D2 uses under the former UCO. We therefore understand that the premises benefit from Class E 'Commercial Business and Service' use within the Use Classes Order 2020.

Interested parties should make their own planning enquiries and satisfy themselves in this regard.





FLOOR PLAN For identification purposes only.



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Terms

The premises are available to let by way of a new lease for a term to be agreed, at the following guide rents (inclusive of rent, service charge and business rates):

Suite A - 1,173 sq ft - £30,000 per annum

Suite A and B - 1,436 sq ft - £37,000 per annum

Legal Fees

Each party to bear their own legal costs incurred.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.



Further Information

Please contact the sole agents Flude Property Consultants:

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30 March 2026

